

IN RE: PETITION FOR VARIANCE
SE/Corner Philadelphia Road at
E/S Baltimore Beltway (I-695)
(8615 Philadelphia Road)
15th Election District
7th Council District

Golden Ring, LLC
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-358-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Golden Ring, LLC, through PDK Golden Ring Investors, LLC, a Maryland Limited Liability Company, Managing Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 450.4.I.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit five (5) wall-mounted signs on a wall in lieu of the permitted one wall-mounted sign and one canopy sign (proposed Signs 1 – 5 on Front Elevation), and to permit one wall-mounted sign on a wall not containing an exterior customer entrance (proposed Sign 6 on Left Side Elevation and proposed Sign 7 on Rear Elevation). The subject property and requested relief are more particularly described on the site plan submitted and marked as Petitioner's Exhibit 1, and the schematic sign elevation drawings marked as Petitioner's Exhibits 2A and 2B.

Appearing at the requisite public hearing in support of the request were Keith Johnston, a representative of The Home Depot, a prospective tenant on the subject site; Rosalyn Holdefield, a sign consultant with Collins Signs; Ivona Rostek-Zarska, Professional Engineer with Baltimore Land Design Group, the consultants who prepared the site plan for this property; and, David Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property under consideration is an irregular shaped parcel located along the northeast side of the Baltimore Beltway (I-695), between Pulaski Highway and Philadelphia Road

ORDER RECEIVED FOR FILING
Date 6/2/02
By [Signature]

in Rossville. The property contains a gross area of 9.546 acres, more or less, zoned B.M., and was formerly the site of the Golden Ring Mall. The infrastructure for the Mall has been razed and the site is being redeveloped with a series of "big box" retail stores, including a Wal Mart, Sam's Club, and The Home Depot. The subject of the instant Petition relates to signage for the Home Depot building. Specifically, there are five proposed signs on the front elevation of the building which will face the parking lot and other retail tenants. A sign is also proposed to be located on the side of the building facing Pulaski Highway and the interchange to I-695, and another sign on the rear of the building facing I-695.

Signage is regulated under Section 450 of the B.C.Z.R. Generally, the proposed signs are considered enterprise signs which are defined as accessory signs that display the identity, and which may otherwise advertise the products or services associated within the individual organization. Variance relief is requested from the regulation as outlined above. The first request relates to the five signs to be located on the front elevation of the building. As shown on the site plan and sign detail drawing, two of the signs respectively identify the building as The Home Depot and states the business's logo as Maryland's Home Improvement Warehouse. The other three signs identify certain aspects of the business, specifically the nursery department, the contractor's pick-up area, and the tool rental center, all of which are located in designated areas of the building and each have their own separate entrances. In that this is a large building, the proposed signs are necessary in order to direct individuals to those specific areas and avoid using the main entrance. The sign on the southeast side (left elevation) of the building identifies the nature of the business and is proposed due to the large parking field in that area and high traffic visibility to motorists travelling along Pulaski Highway. The sign to the rear of the structure faces I-695, obviously a major corridor.

Based upon the testimony and evidence presented, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. and that the Petition for Variance should be granted. The proposed signs are not inappropriate, given the use of the property as a major retail center and the commercial nature of the area. The signs are not out of scale given the size of

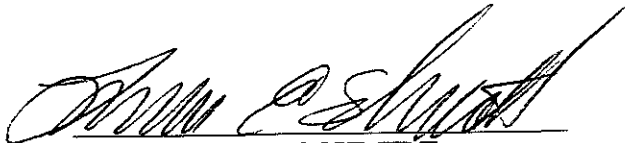
ORDERED FOR FILING
Date: 5/2/12
By: [Signature]

the building and its location on the property, and are not inappropriately large or visually disruptive. In my view, the proposed signs are not inconsistent with the surrounding locale and will not cause detrimental impact to adjacent properties. Moreover, specific testimony and evidence were offered that the property is unique, given its topography and shape, and that the Petitioners would suffer a practical difficulty if relief was denied, given the location of the building and the need for visibility of the use. It is also to be noted that there were no Protestants present at the hearing and no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of May, 2002 that the Petition for Variance seeking relief from Section 450.4.I.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit five (5) wall-mounted signs on a wall in lieu of the permitted one wall-mounted sign and one canopy sign (proposed Signs 1 – 5 on Front Elevation; to permit one wall-mounted sign on a wall not containing an exterior customer entrance (proposed Sign 6 on Left Side Elevation); and, to permit one wall-mounted sign on a wall not containing an exterior customer entrance (proposed Sign 7 on Rear Elevation), in accordance with Petitioner's Exhibits 1, 2A and 2B, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 2, 2002

David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S Philadelphia Road, NE/S Baltimore Beltway (I-695)
(8615 Philadelphia Road)
15th Election District – 7th Council District
Golden Ring, LLC - Petitioners
Case No. 02-358-A

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Walter H. Petrie, Managing Member, PDK Golden Ring Investors, LLC
147 Old Solomon's Island Road, Suite 208, Annapolis, Md. 21401
Ms. Rosalyn Holdefield, Collins Signs, 4255 Napier Field Road, Dothan, Ala. 36303
Ms. Ivona Rostek-Zarska, BLDG, 222 Schilling Circle, Suite 105, Hunt Valley, Md. 21030
People's Counsel; Case File

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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8615 Philadelphia Road

which is presently zoned BM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

Md.

21204

City

State

Zip Code

Legal Owner(s):

See attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Towson

Md.

Telephone No.

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 3-1-02

Case No. 02-358A

By REU 9/15/98

ORDER RECEIVED FOR FILING

Date 02/02

By

Attached Signature Page

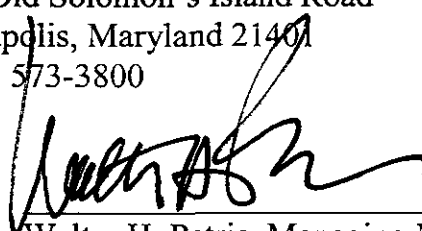
Legal Owner:

Parcel B:

Golden Ring, LLC, an Ohio limited liability company
34555 Chagrin Boulevard
Moreland Hills, Ohio 44022-1068

BY: PDK Golden Ring Investors, LLC
a Maryland limited liability company,
Managing Member
Suite 208
147 Old Solomon's Island Road
Annapolis, Maryland 21401
(410) 573-3800

BY:


Walter H. Petrie, Managing Member

TO1DOCS1/132207 v1

ORDER RECEIVED FOR FILING

Date

By

358

PETITION FOR VARIANCE

1. Variance from Section 450.4.I.5.d of the Baltimore County Zoning Regulations to permit five wall-mounted signs on a wall in lieu of the permitted one wall-mounted sign and one canopy sign (Signs # 1-5 on Front Elevation).
2. Variance from Section 450.4.I.5.d of the Baltimore County Zoning Regulations to permit one wall-mounted sign on a wall not containing an exterior customer entrance (Sign #6 on Left Side Elevation).
3. Variance from Section 450.4.I.5.d of the Baltimore County Zoning Regulations to permit one wall-mounted sign on a wall not containing an exterior customer entrance (Sign #7 on Rear Elevation).

TO:DOCS1/ 131843 v1

358

ORDER RECEIVED FOR FILING
Date 5/2/12
By REP

BLDG

BALTIMORE LAND DESIGN GROUP, INC. CONSULTING ENGINEERS

DESCRIPTION TO ACCOMPANY ZONING PETITION THE HOME DEPOT AT THE CENTRE AT GOLDEN RING 8615 PHILADELPHIA ROAD 15TH ELECTION DISTRICT

February 28, 2002

Beginning for the same at a point on the east side of Baltimore Beltway, Interstate I-695, having coordinates: N 608,356.54 and E 1,456,261.98, running thence:

1. North 47° 19' 25" East 60.87 feet thence,
2. South 42° 42' 07" East 46.65 feet thence,
3. Southwesterly along a curve to the right with a radius of 20.00 feet for a distance of 32.43 feet thence,
4. South 39° 33' 06" East 161.26 feet thence,
5. North 42° 41' 47" East 116.83 feet thence,
6. South 47° 18' 13" East 19.73 feet thence,
7. North 42° 41' 47" East 161.21 feet thence,
8. South 47° 18' 13" East 39.05 feet thence,
9. North 42° 41' 47" East 149.68 feet thence,
10. South 47° 18' 13" East 379.00 feet thence,
11. South 42° 41' 47" West 9.00 feet thence,
12. South 47° 18' 13" East 295.00 feet thence,
13. South 42° 41' 47" West 142.00 feet thence,
14. South 47° 18' 13" East 69.00 feet thence,
15. South 42° 41' 47" West 129.36 feet thence,
16. South 47° 18' 13" East 120.00 feet thence,
17. South 42° 41' 47" West 73.42 feet thence,
18. South 73° 32' 11" East 169.13 feet thence,
19. South 42° 42' 59" West 43.54 feet to the east side of Baltimore Beltway, Interstate I-695 thence,
20. North 74° 45' 19" West 328.22 feet along east side of Baltimore Beltway, Interstate I-695 thence,
21. North 71° 39' 39" West 92.70 feet along east side of Baltimore Beltway, Interstate I-695 thence,
22. North 45° 36' 57" West 94.78 feet along east side of Baltimore Beltway, Interstate I-695 thence,
23. North 54° 28' 53" West 131.78 feet along east side of Baltimore Beltway, Interstate I-695 thence,
24. North 46° 16' 29" West 106.69 feet along east side of Baltimore Beltway, Interstate I-695 thence,

222 Schilling Circle • Suite 105 • Hunt Valley, Maryland 21030

Phone: 410-229-9851 Fax: 410-229-9865 E-mail: bldginc@winstarmail.com

358

25. North 39° 30' 51" West 599.29 feet along east side of Baltimore Beltway,
Interstate I-695 to the place of beginning.

Containing 9.546 acres +/-

*This description is intended for zoning purposes only and shall not be used for
conveyance of land.*



Marina Rostek-Zars
2/28/02

350

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

358
No. 11112

DATE 3.1.02 ACCOUNT 001-006-6150
AMOUNT \$ 250.00

RECEIVED FROM: GOLDEN Ring, LLC 8615 Philadelphia Rd.

FOR: UAR

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/01/2002 3/01/2002 11:14:53

REG 4506 CASHIER KIM KIM DROMER 4
RECEIPT # 070035
DEPT 5 528 ZONING VERIFICATION
CR NO. 001112

Recpt Tot 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

JCM

**NOTICE OF ZONING
VARIANCE**
The Zoning Commissioner
of Baltimore County, by
authority of the Zoning Act
and Regulations of Balti-
more County will hold a
public hearing in Towson,
Maryland on the property
identified herein as follows:

Case: #02-358-A
8815 Philadelphia Road
SSS Philadelphia Rd., 1000' +/-
SW of Rossville Road
15th Election District
7th Councilmanic District
Legal Owner(s): Golden
Ring LLC, Walter H. Petrie
Variance: to permit five
wall-mounted signs on a
wall-in-lieu-of-the-permitted
one wall mounted sign and
one canopy sign; to permit
one wall mounted sign on a
wall not containing an exte-
rior customer entrance #7
rear elevation.

Hearing: Monday, April 22,
2002 at 2:00 p.m. in Room
407, County Courts Build-
ing, 401 Bosley Avenue.
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

4/011 Apr. 4 C529865

CERTIFICATE OF PUBLICATION

4/4, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/4, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-358-A

Petitioner/Developer: GOLDEN RING

LLC. WALTER H. PETRIE

Date of Hearing/Closing: 4/22/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 8615 PHILADELPHIA RD

The sign(s) were posted on 3/30/02
(Month, Day, Year)

Sincerely,

[Signature] 3/30/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

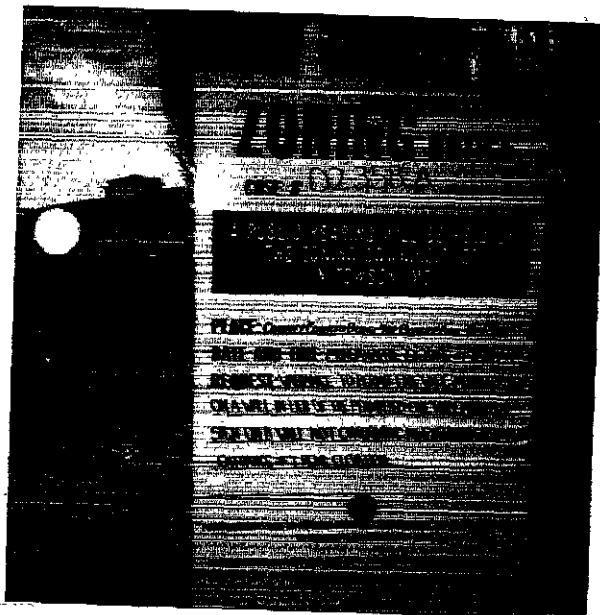
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02-358-A
Petitioner Golden Ring, LLC
Address or Location 8615 Philadelphia Road

PLEASE FORWARD ADVERTISING BILL TO:

Name Amy Dantell
Address 210 Allegheny Avenue
Towson MD 21204
Telephone Number (410) 494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 4, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-358-A

8615 Philadelphia Road

SE/S Philadelphia Road, 1000' +/- SW of Rossville Road

15th Election District – 7th Councilmanic District

Legal Owner: Golden Ring LLC, Walter H Petrie

Variance to permit five wall-mounted signs on a wall in lieu of the permitted one wall mounted sign and one canopy sign; to permit one wall mounted sign on a wall not containing an exterior customer entrance #7 rear elevation.

HEARING: Monday, April 22, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT C.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 12, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-358-A
8615 Philadelphia Road
SE/S Philadelphia Road, 1000' +/- SW of Rossville Road
15th Election District – 7th Councilmanic District
Legal Owner: Golden Ring LLC, Walter H Petrie

Variance to permit five wall-mounted signs on a wall in lieu of the permitted one wall mounted sign and one canopy sign; to permit one wall mounted sign on a wall not containing an exterior customer entrance #7 rear elevation.

HEARING: Monday, April 22, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon C.E.Z.
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Ave, Towson 21204
Golden Ring LLC, Walter H Petrie, 127 Old Solomon's Island Road, Ste 208
Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 6, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 19, 2002

Mr. Robert A Hoffman
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-358-A, 8615 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 01, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. Walter H. Petrie, 127 Old Solomon's Island Road,
Suite 208, Annapolis 21401
People's Counsel


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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 9, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, 351, 352, 353,
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No.: 333, 351, 355, 357, 358, and 359

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the item numbers listed above.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350-355, 358, 359

Waiting on AG Comments for #356

JS
4/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 21, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 22 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-358 & 02-368

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.8.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

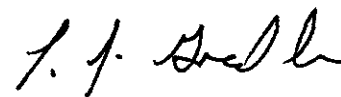
RE: Baltimore County
Item No. 358 JCM

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 7. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
8615 Philadelphia Road, SE/S Philadelphia Rd,
1000' +/- SW of Rossville Blvd
15th Election District, 7th Councilmanic

Legal Owner: Golden Ring, LLC
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-358-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

Case Number _____

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Front Elevation



58'-0"

THE HOME DEPOT

MARYLAND'S HOME IMPROVEMENT WAREHOUSE

5'-0" Channel Letters (290 Total Sq. Ft.)

- returns and backs to be black
- black Jewelite trim
- #2119 orange Lexan faces
- internally illuminated

3'-0" Single Face Tagline (174 Total Sq. Ft.)

- cabinet and retainers to be black
- Panaflex faces
- background to match 363044 orange, copy white with black outline
- internally illuminated

CONTRACTOR PICK-UP

2'-0" Flat Aluminum Panel with vinyl graphics, single faced (51 Total Sq. Ft.)

TOOL RENTAL CENTER

3'-0" Single Face Box Sign (30 Total Sq. Ft.)

- cabinet and retainers to be black
- Panaflex faces
- background 3630-44orange, copy white with black outline
- internally illuminated

2'-0"

NURSERY

29 33 Square Feet

- Existing orange poly hoop structure with white inset fabric graphics. Poly hoop structure is illuminated

14'-8"

Pat Noz A

COLLINS SIGNS



4255 Napier Field Road
Dothan, Alabama 36303
334.983-8000 Telephone
334.983-1379 Fax



The Home Depot
Golden Ring Mall
Baltimore, Maryland

1004 CDR AAA
Created: 10/08/01
Revised:

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Left Side Elevation



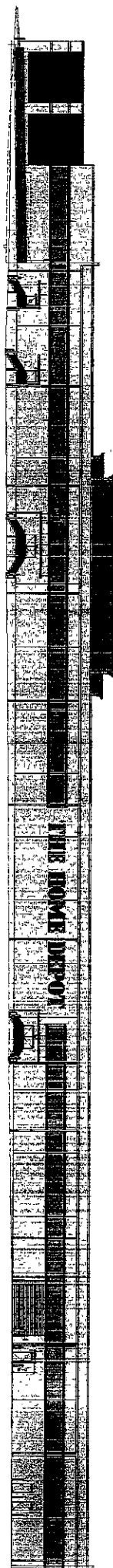
58'-0"

5'-0"

THE HOME DEPOT

- 5'-0" Channel Letters (417 Total Sq. Ft.)
- returns and backs to be black
 - black Jewelle trim
 - #2119 orange Lexan faces
 - internally illuminated

Rear Elevation



69'-6"

6'-0"

THE HOME DEPOT

- 6'-0" Channel Letters (417 Total Sq. Ft.)
- returns and backs to be black
 - black Jewelle trim
 - #2119 orange Lexan faces
 - internally illuminated

Handwritten signature and initials
 213

COLLINS SIGNS



4255 Napier Field Road
 Dothan, Alabama 36303
 334.983-8000 Telephone
 334.983-1379 Fax



The Home Depot
 Golden Ring Mall
 Baltimore, Maryland

1004.CDR AAA
 Created: 10/08/01
 Revised:

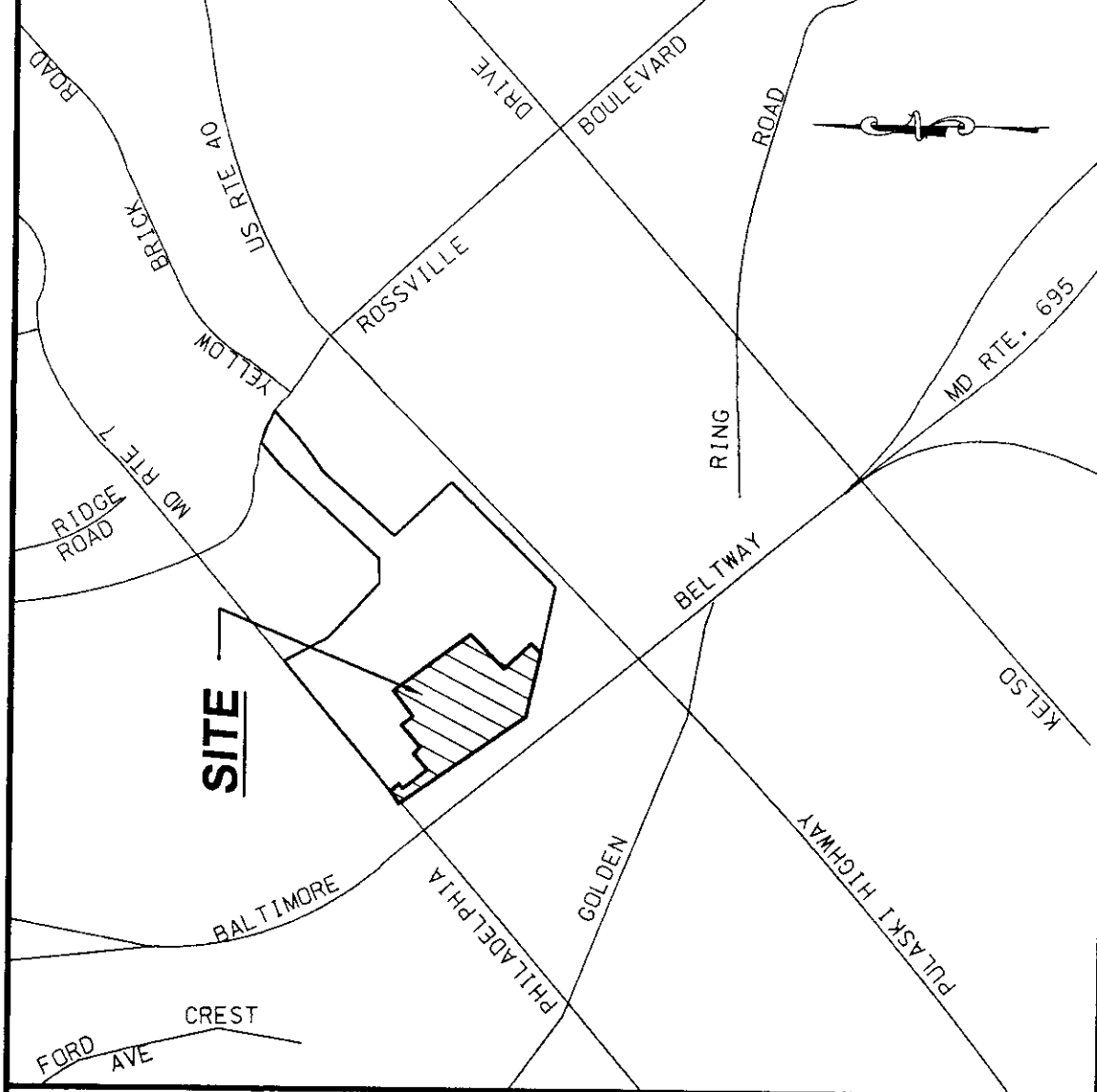
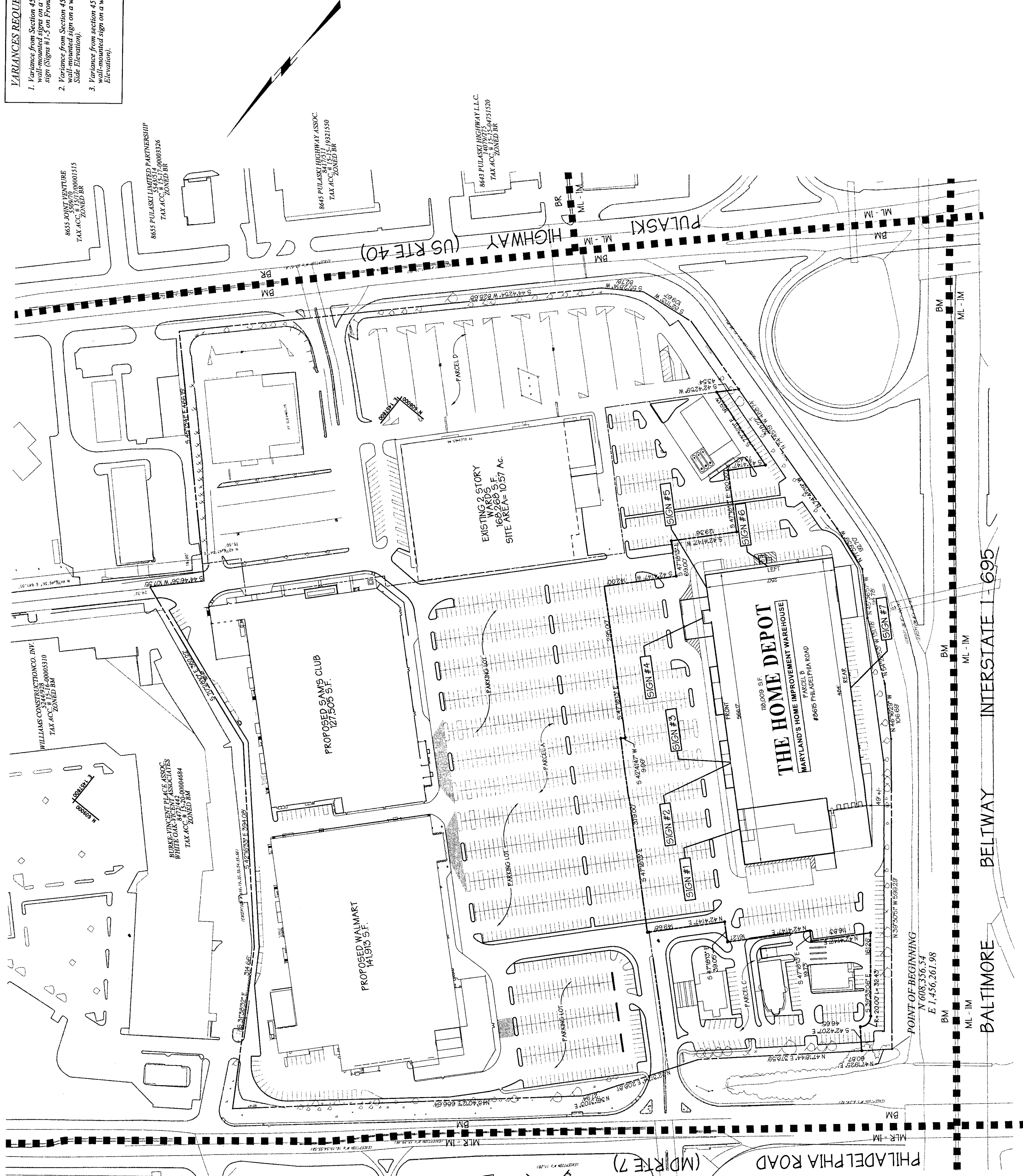
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VARIANCES REQUESTED

1. Variance from Section 430.4.1.3.d of the Baltimore County Zoning Regulations to permit five wall-mounted signs on a wall in lieu of the permitted one wall-mounted sign and one canopy sign (Sign #1-5 on Front Elevation).

2. Variance from Section 430.4.1.3.d of the Baltimore County Zoning Regulations to permit one wall-mounted sign on a wall not containing an exterior customer entrance (Sign #6 on Left Side Elevation).

3. Variance from Section 430.4.1.3.d of the Baltimore County Zoning Regulations to permit one wall-mounted sign on a wall not containing an exterior customer entrance (sign #7 on Rear Elevation).



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

1. SITE AREA: = NET AREA = 415,823 OR 9.546 AC.
2. OWNER:
GOLDEN RING, LLC, AN OHIO LIMITED LIABILITY COMPANY
34555 CHAGRIN BLVD
MORELAND HILLS, OH 44022-1068
3. DEED REF.: THE CENTRE AT GOLDEN RING
SW 73-103, PARCEL B
4. TAX ACCOUNT NO.: 2300011747
5. TAX MAP 90, GRID 7, PARCEL 1396
6. ELECTION DISTRICT: 15H
7. COUNCILMANIC DISTRICT: 7TH
8. ZONING: BM
9. EXISTING USE: EXISTING SHOPPING CENTER - GOLDEN RING MALL
PROPOSED USE: RETAIL - HOME DEPOT BUILDING

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21086
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDGNC@WINSTARMAIL.COM

APPLICANT
THE HOME DEPOT, USA, INC.
2455 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
PHONE: 1-770-384-2740

OWNER
GOLDEN RING, LLC,
AN OHIO LIMITED LIABILITY COMPANY
34555 CHAGRIN BLVD
MORELAND HILLS, OH 44022-1068
TAX ACCT. NO. 2300011747

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES

THE HOME DEPOT

THE CENTRE AT GOLDEN RING
8615 PHILADELPHIA ROAD

BALTIMORE CO, MARYLAND
SCALE: 1" = 100'
SHEET: 1 OF 2

ELEC. DISTRICT # 15 C-7
DATE: FEBRUARY 15, 2002

